

030.0

0003

0024.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
546,300 / 546,300

APPRaised:

546,300 / 546,300

USE VALUE:

546,300 / 546,300

ASSESSED:

546,300 / 546,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		HARLOW ST, ARLINGTON

OWNERSHIP		Unit #:	1
Owner 1:	STONE BETTY		
Owner 2:			
Owner 3:			

Street 1:	99 HARLOW STREET #1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	MURPHY ANN E/TRUSTEE -
Owner 2:	MURPHY FAMILY TRUST -
Street 1:	99 HARLOW STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7090																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
102	0.000	543,000	3,300			546,300		195135
Total Card	0.000	543,000	3,300			546,300	Entered Lot Size	GIS Ref
Total Parcel	0.000	543,000	3,300			546,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	345.76	/Parcel:	345.7	Land Unit Type:	Insp Date

05/31/18



USER DEFINED

Prior Id # 1:	195135
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:55:21
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 030.0-0003-0024.A

!2529!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	534,600	3300	.	.	537,900	537,900	Year End Roll	12/18/2019
2019	102	FV	481,800	3300	.	.	485,100	485,100	Year End Roll	1/3/2019
2018	102	FV	425,200	3300	.	.	428,500	428,500	Year End Roll	12/20/2017
2017	102	FV	386,900	3300	.	.	390,200	390,200	Year End Roll	1/3/2017
2016	102	FV	386,900	3300	.	.	390,200	390,200	Year End	1/4/2016
2015	102	FV	357,000	3300	.	.	360,300	360,300	Year End Roll	12/11/2014
2014	102	FV	340,300	3300	.	.	343,600	343,600	Year End Roll	12/16/2013
2013	102	FV	340,300	3300	.	.	343,600	343,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY ANN E/TR	41615-250		12/15/2003		323,000	No	No		
MURPHY ANN E	39425-397		6/3/2003	Family		99	No	No	
DEFILIPPO JOHN	23027-357		3/30/1993			1	No	No	Y

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
11/5/2004	1071	Dormers	49,000	C		G6	GR FY06	20ft, new roof, ex		5/31/2018	Measured	DGM	D Mann				
4/30/2003	311	Porch						remove repl porch,		4/26/2005	Info Fm Prmt	BR	B Rossignol				
										5/6/2000		197	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 3/93 ,Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N - NONE				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOR INFORMATION				Lvl 2									
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G6		Fact: .		Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name: 132 - 7090				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2	1				
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall: %				Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors: %				Total: 18.6 %				Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES				SUB AREA					
Bsmnt Gar:				Size Adj.: 1.31455696				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 383.878													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 667027													
% Com Wall		% Sprinkled:		Depreciation: 124067				Juris. Factor: 1.00		Before Depr: 383.88							
				Deprecated Total: 542960				Special Features: 0		Val/Su Net: 343.67							
								Final Total: 543000		Val/Su SzAd: 343.67							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: Model: Serial #: Year: Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.0-0003-0024.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1916	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300		IMAGE				AssessPro Patriot Properties, Inc			
Undisplayed Areas: GLA: 1580																	